

Introduction

Local governments have had the authority to establish Development Permit Areas (DPA) for purposes such as protecting the natural environment, revitalizing commercial use areas and guiding the form and character of development since 1985.

In 2008, the provincial government amended the *Local Government Act* (LGA) to include three DPA purposes for climate action, establishing objectives to promote:

1. energy conservation;
2. water conservation; and,
3. reduction of greenhouse gas emissions.

The expanded development permit authority supports the provincial government's broader action on climate change, including the requirement for local governments to have greenhouse gas (GHG) reduction targets, policies and actions in Official Community Plans (OCP) and Regional Growth Strategies (RGS). This expanded authority can also be used by local governments to help meet their Climate Action Charter (CAC) commitments.

The purpose of this guide is to help local governments use their DPA authority to conserve energy, conserve water and/or reduce GHG emissions. The guide is intended primarily for local governments and their planning staff. The content of the guide may also benefit others involved in land-use planning and development, including developers, builders, architects, landscape architects and planning consultants.



The information contained in this guide is intended to help local governments make strategic choices about using DPAs effectively for action on climate change. The guide:

- describes the legislative authority for DPAs for climate action;
- identifies considerations for local governments that are undertaking a climate action DPA;
- presents examples of DPA strategies for energy conservation, water conservation and GHG reduction; and,
- highlights local government examples of climate action DPAs and related initiatives.

Keys for Success

The success of a DPA for climate action depends on the suitability of the DPA and DPA guidelines to local circumstances. Local governments will need to consider the local feasibility of implementing specific DPA requirements, including assessing factors such as costs, benefits, risks and/or unintended consequences associated with undertaking the DPA.

The success of a DPA also relies on the actions of the development and building industry that design, build, install, or manage the features required by local government DPA guidelines.

Stakeholders, including representatives from the development and building industry, can contribute to an understanding of the costs, benefits, risks and unintended consequences of DPA guidelines and the local feasibility of a DPA in a given community.

Stakeholders may also include experts such as representatives from warranty providers, insurance companies, financial institutions or utility companies, as well as community and neighbourhood groups, and members of the public. Meaningful consultation early in the DPA process can build stronger buy-in, contribute to the development of practical implementable guidelines, and improve the chances of a DPA being effectively implemented.

Local governments will need to consider how best to consult with the development and building industry, experts and other stakeholders to help acquire the knowledge needed to implement effective DPAs.